



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

320120357P

For office use only

Application No

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MISS First name: LINDSAY
Last name: POLLARD
Company (optional):
Unit: House number: House suffix:
House name: BROOK HOUSE BARN
Address 1: CLITHEROE ROAD
Address 2: WADDINGTON
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 3HW

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

- CHANGE OF USE OF FIRST FLOOR FROM RECREATIONS USE TO DANCE STUDIO
- REINSTATEMENT OF BOUNDARY WALL AND REMOVAL OF STEPS TO NORTH WEST OF SITE.
- NEW OPENING TO BOUNDARY WALL AT WALL RECESS ON EAST ELEVATION AND TO BUILDING ON SOUTH ELEVATION

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: MEMORIAL HALLAddress 1: LOWERCATEAddress 2: Address 3: Town: CLITHEROECounty: LANCASHIREPostcode (optional): BB7 1AD

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing: Description: **5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

ADRIAN DOWD

Reference:

RV/2011/ENQ/00366Date (DD/MM/YYYY):
(must be pre-application submission)19.9.2011

Details of pre-application advice received?

- ACCEPTABILITY OF CHANGE OF USE IS LIKELY TO DEPEND ON NOISE ATTENUATION AND THE RESTRICTION OF HOURS OF OPERATION
- THE PROPOSED PHYSICAL CHANGES ARE LIKELY TO BE APPROVED (WITHIN DESIGN CAVEATS).

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawing(s)

PEDESTRIAN ACCESS PROPOSED TO ENTER LOWERCATE AT POINT OF HISTORIC GATED ENTRANCE TO SITE. DRAWINGS 0105-05 & 07 REFER

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

AN AREA HAS BEEN IDENTIFIED TO STORE WASTE SAFELY BY THE NORTH ELEVATION, BINS BEING MOVED TO THE LOWERCATE ENTRANCE AREA ON COLLECTION DAY.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

YES SEPERATION OF RECYCLABLE WASTE CURRENTLY TAKES PLACE AT THE STUDIO AND IS REMOVED FROM SITE BY THE OWNER.

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

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9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows	WHITE PAINTED TIMBER FRAMED	LIKE FOR LIKE WHITE PAINTED TIMBER FRAMED	☐	☐
Doors	TIMBER GLAZED AND PAINTED SIMPLE DESIGN	LIKE FOR LIKE TIMBER GLAZED AND PAINTED	☐	☐
Boundary treatments (e.g fences, walls)	LOCALLY SOURCED RANDOM WALLING STONE.	LIKE FOR LIKE LOCALLY SOURCED RANDOM WALL STONE	☐	☐
Vehicle access and hard-standing			☒	☐
Lighting		EXTERIOR LOW LEVEL PATHWAY ILLUMINATION ~~NOT VISIBLE FROM BOUNDARY~~	☐	☐
Others (please specify)		RECLAIMED SOLID STONE STEPS AT NEW ENTRANCE BLACK WROUGHT IRON GATED	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SEVEN PLAN DRAWINGS ATTACHED PLUS SEWER PLAN.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	NIL	NIL	
Light goods vehicles/ public carrier vehicles	— " —	— " —	
Motorcycles	— " —	— " —	
Disability spaces	— " —	— " —	
Cycle spaces	— " —	— " —	
Other (e.g Bus)	— " —	— " —	
Other (e.g Bus)	— " —	— " —	

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

AS OUTLINED ON DRAWING REF
0105 - 05(A) ATTACHED BASED
ON SITE SURVEY AND DATA
PROVIDED BY UNITED UTILITIES 9/2011

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

DANCE STUDIO TO GROUND FLOORS
AND CHURCH RECREATION AREA
(PLAYSCHOOL) TO FIRST FLOOR.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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17. Residential Units (Including Conversion)Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:☐ Yes☒ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							

Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							

Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							

Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=	
Total existing residential units (E+F+G+H)=	

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

32012.0357P

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	☐				
Net tradable area:	☐				
A2					
Financial and professional services	☐				
A3					
Restaurants and cafes	☐				
A4					
Drinking establishments	☐				
A5					
Hot food takeaways	☐				
B1 (a)					
Office (other than A2)	☐				
B1 (b)					
Research and development	☐				
B1 (c)					
Light industrial	☐				
B2					
General industrial	☐				
B8					
Storage or distribution	☐				
C1					
Hotels and halls of residence	☐				
C2					
Residential institutions	☐				
D1					
Non-residential institutions	☐				
D2					
Assembly and leisure	☐				
OTHER	☐				
Please Specify					
DANCE STUDIO & CHANGING ROOMS	☐	137m ²	-	190m ²	53m ²
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	1	5	3
Proposed employees	1	8	4

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
DANCE STUDIO	10.00am - 9.30pm	8.30am - 2pm	Five p.a. (9-5pm)	

21. Site Area

Please state the site area in hectares (ha)

0.02388

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22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
UNITED REFORMED CHURCH (NW. PROVINCE) TRUST LTD.	FRANKLIN STREET, ECCLES M300QZ	11/04/2012

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

22/04/2012

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/04/2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

N/A

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

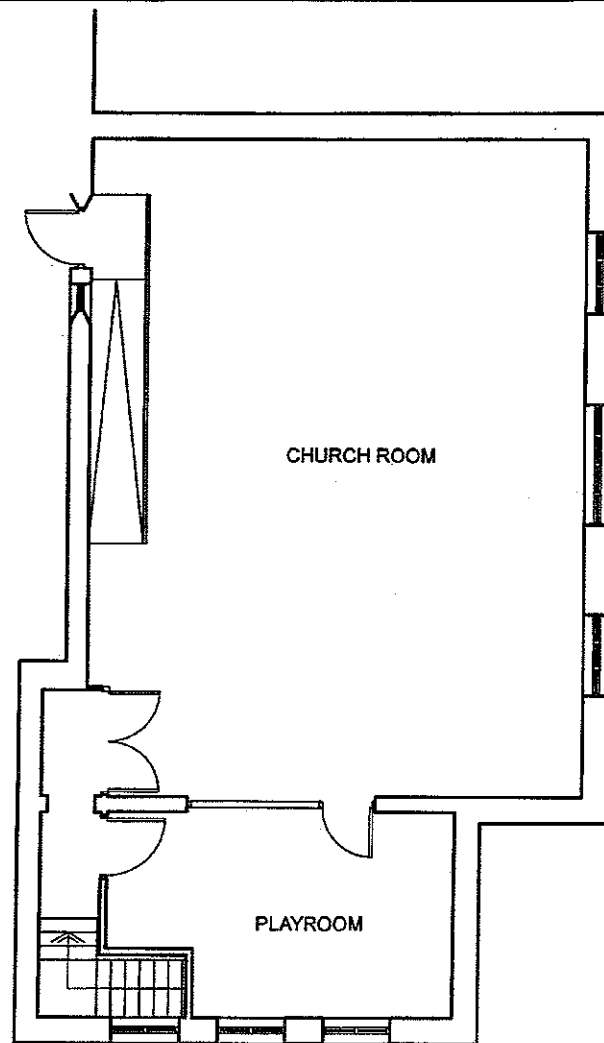
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



FIRST FLOOR PLAN

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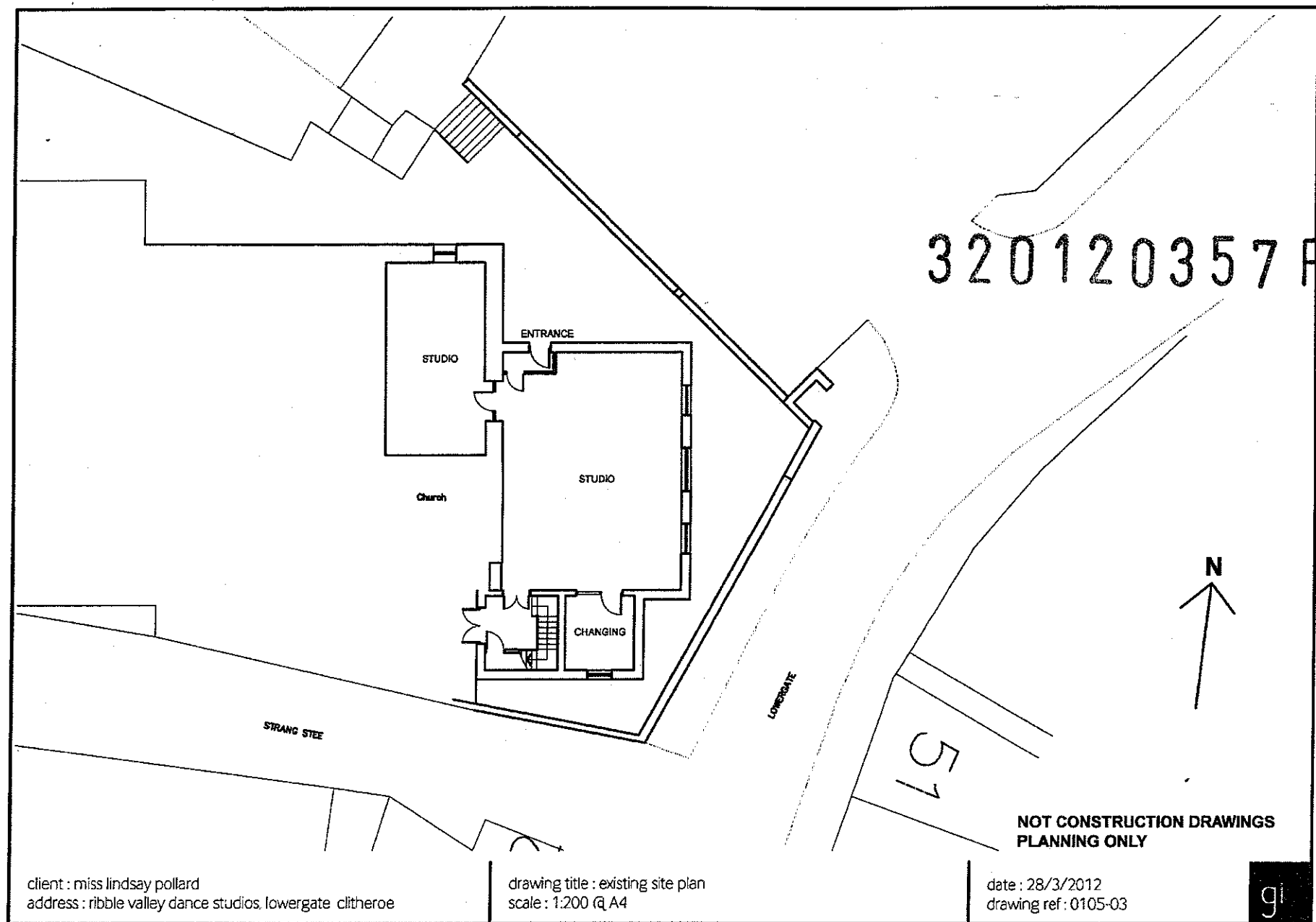
NOT CONSTRUCTION DRAWINGS
PLANNING ONLY

client : miss lindsay pollard
address : ribble valley dance studios, lowergate clitheroe

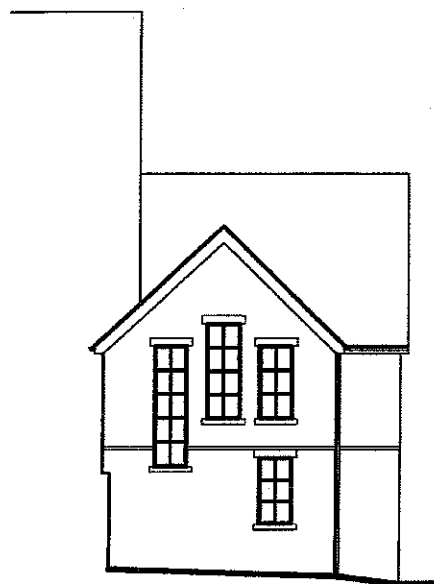
drawing title : existing first floor plan
scale : 1:100 @ A4

date : 28/3/2012
drawing ref : 0105-02

gi



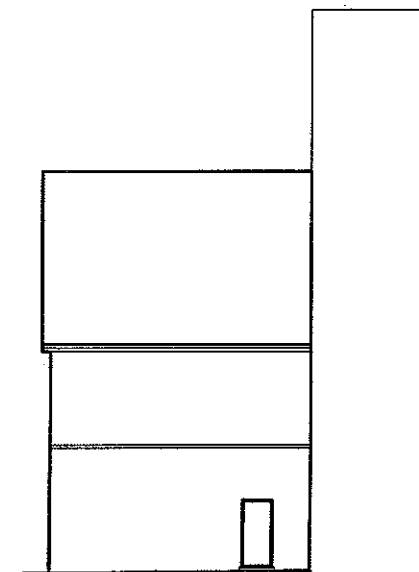
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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**NOT CONSTRUCTION DRAWINGS
PLANNING ONLY**

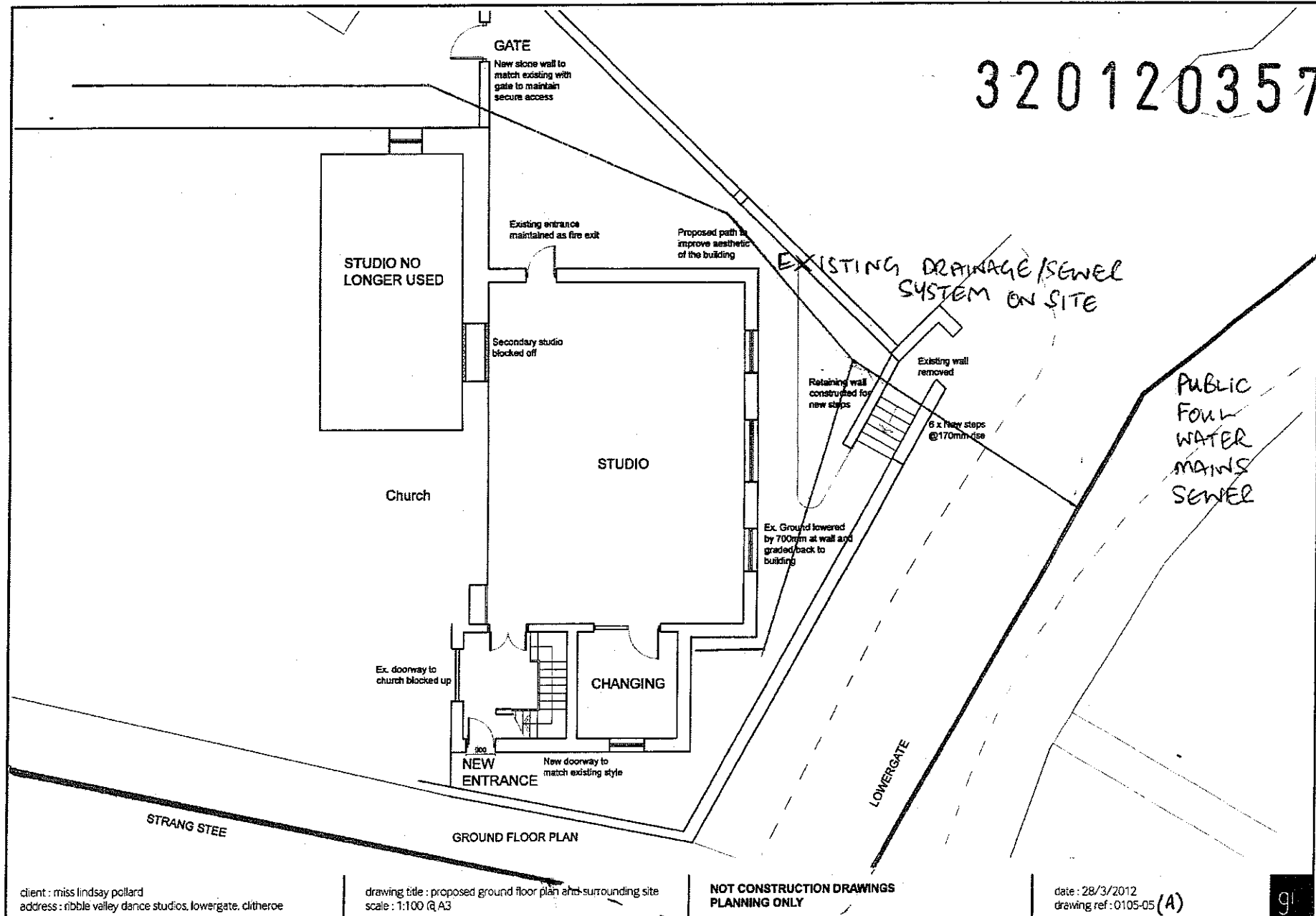
client : miss lindsay pollard
address : ribble valley dance studios, lowergate, clitheroe

drawing title : existing elevations
scale : 1:200 (A4)

date : 28/3/2012
drawing ref : 0105-04



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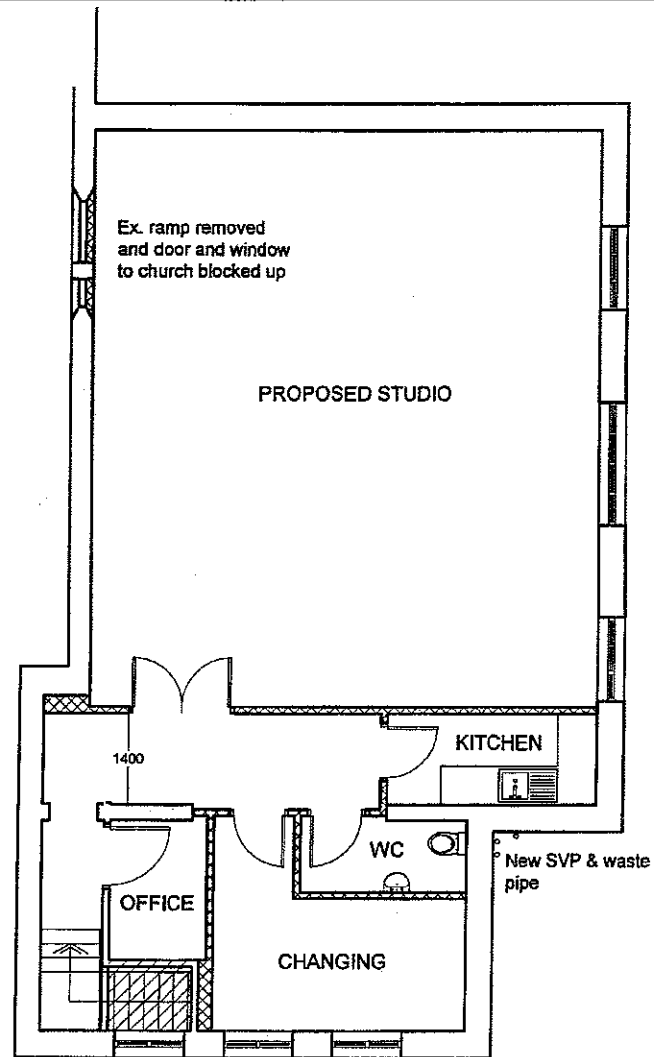
client : miss lindsay pollard
address : ribble valley dance studios, lowergate, clitheroe

drawing title : proposed ground floor plan and surrounding site
scale : 1:100 (A3)

NOT CONSTRUCTION DRAWINGS
PLANNING ONLY

date : 28/3/2012
drawing ref : 0105-05 (A)

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FIRST FLOOR PLAN

**NOT CONSTRUCTION DRAWINGS
PLANNING ONLY**

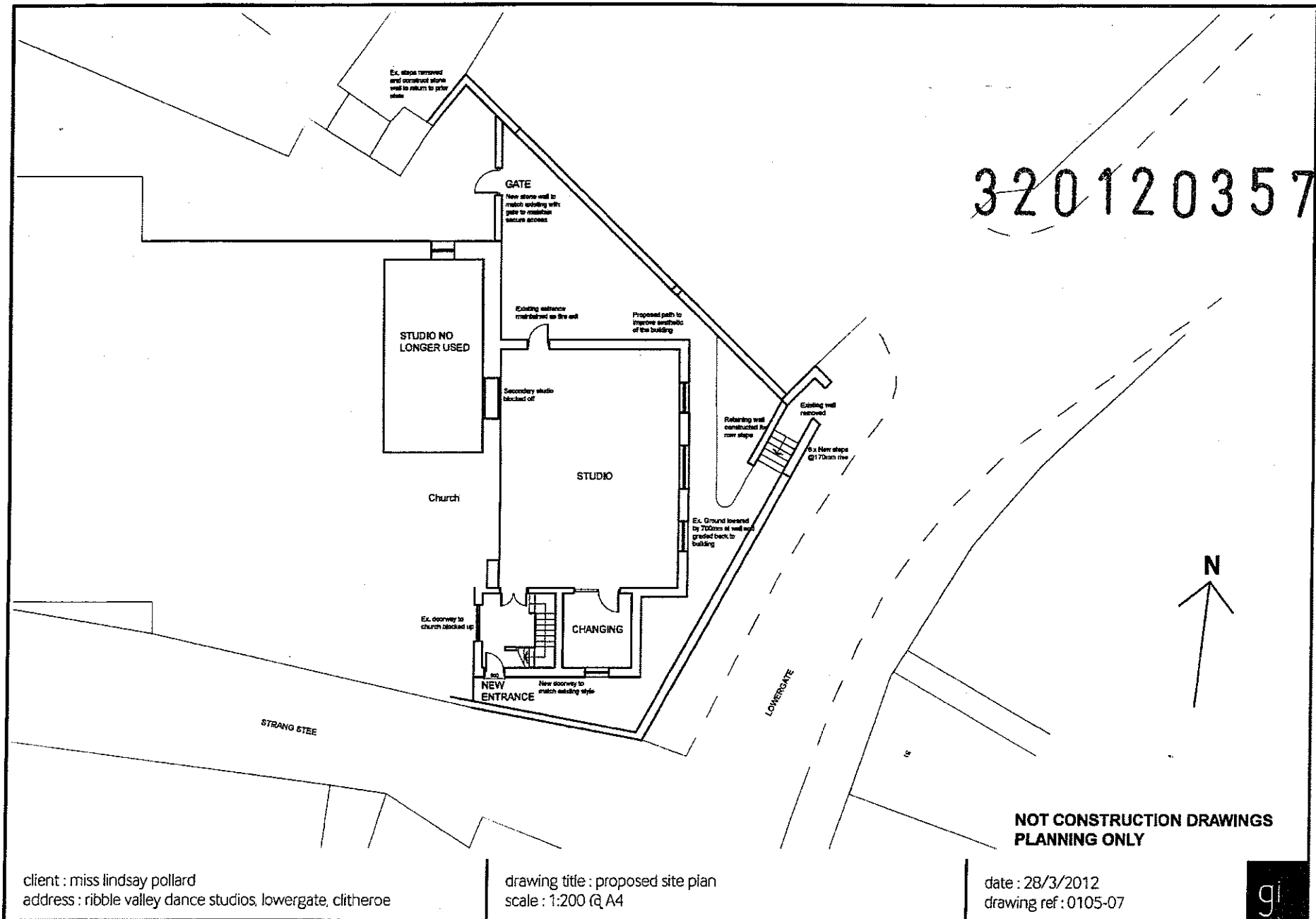
client : miss lindsay pollard
address : ribble valley dance studios, lowergate, clitheroe

drawing title : proposed first floor plan
scale : 1:100 (A4)

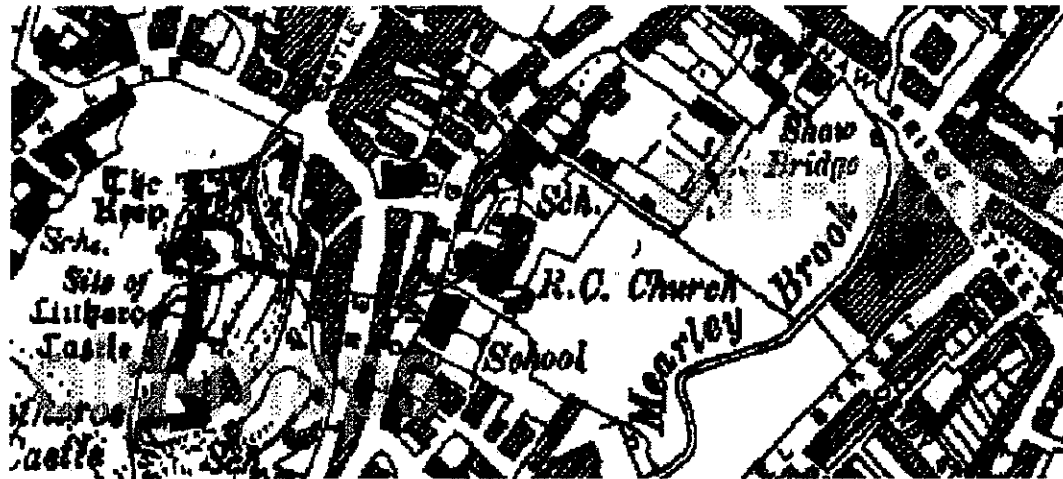
date : 28/3/2012
drawing ref : 0105-06

gi

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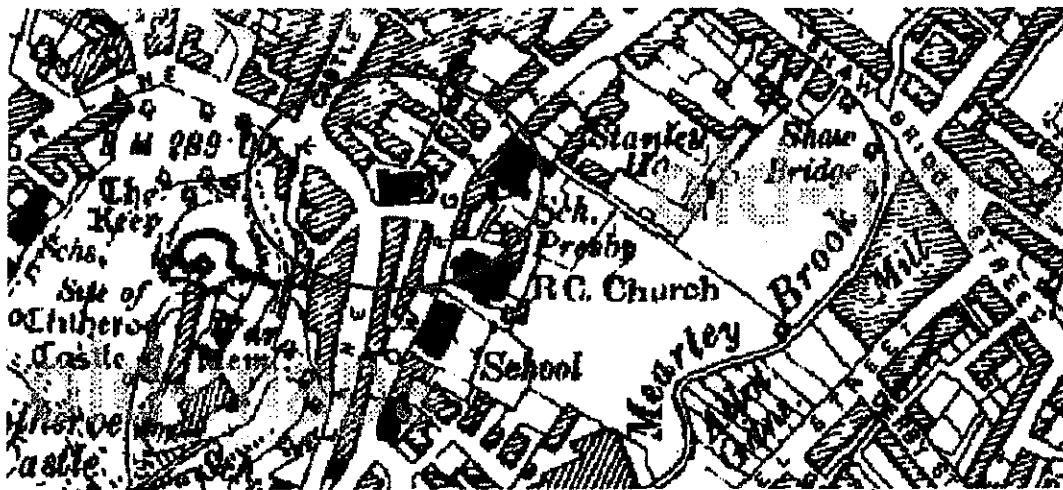
Historical Analysis



1912 Map

This 1912 map appears to indicate the church with its early extensions to the rear of the building. Further enclosure has now occurred to the front of the building along Castle Gate to create more of the street pattern which is evident today. The buildings to the rear are still in existence, although there still appears to be definitive boundary positions

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1933 Map

This map of 1933 does not indicate very much change from the previous map of the same century. It does appear to indicate a small recess to the rear of the church, where evidence of a gated entrance is still in existence

Heritage Statement

With reference to the proposed alterations to the Memorial Hall, United Reformed Church, Lowergate, Clitheroe, the following Heritage Statement has been compiled by Miss Lindsay Pollard, with contribution of information by the committee members of the United Reformed Church, plus research

1. History of the site

- 1.1 Lowergate forms part of the medieval core of the town of Clitheroe which – along with the castle, originally included Castle Street, Well Terrace and Duck Street. As one of the few streets in the original settlement, Lowergate forms a key axis to the core of the town.
- 1.2 The United Reformed Church (previously the Congregationalists Church) was constructed in 1862, and opened in April 1863. From 1815, the Congregationalists had worshipped at a chapel on Well Terrace (now private housing), and moved to the new church some 50 years later. The site upon which the church was built lies within the historic medieval core of Clitheroe. The route along Strang Stee originally formed part of the main route into the centre of Clitheroe, before the current Moor Lane was built (around the end of the 18th century)
- 1.3 The church is constructed of local stone, commonly used in the construction of buildings of importance at the time.
- 1.4 Construction of the Memorial Hall began some 63 years later, in May 1926, with the building being officially opened on 9th January 1927. The hall was to be a memorial to the members of the church who had fallen during the Great War.
- 1.5 The Memorial Hall is constructed of brick – a variation from the local stone used to construct the church itself, with work being carried out by local tradesmen.
- 1.6 The intended use of the two-storey building was as (a) on the ground floor, the Primary Department of the Sunday School, and (b) the Sunday School's young men's institute – for recreational and social use, indeed it is noted in a report at the time that the first-floor institute held two billiards tables. At the time of opening, the Hall was described as the 'finest Sunday School institute in the neighbourhood' (Clitheroe Advertiser and Times, 14/01/1927).
- 1.7 According to the Lancashire Historic Town Survey (April 2006), in the 19th century the area of Lowergate around the junction of Well Terrace and Duck Street was more intensely developed than the area further along the street, where properties tended to be more widely spaced.
- 1.8 Other buildings of note along Lowergate include the old Court House (currently the Job Centre) constructed of brick in 1864, Stanley House, The Red Lion public house (currently Key Street) and St Michaels and St Johns Church and old School buildings (1799), along with several listed buildings.

2. Current condition and assessment of the site

- 2.1 The Clitheroe Conservation Area Appraisal (2005) notes that the United Reformed Church and Memorial Hall are within an area of Townscape Merit, and that although they are unlisted, they are still to be considered heritage assets, which make a positive contribution to the character and appearance of the conservation area.

- 2.2 The Appraisal notes that:

'Lowergate is an ancient route which meanders, with varying width, from Wellgate to the lower end of Moor Lane. It contains some important historic buildings but west of Stanley House its townscape is marred by the blank aspect of the car park and the 'backstreet' atmosphere of its southern end.'

'Poor state of repair and neglect of the rear of Moor Lane (facing Lowergate)' and 'Obtrusive banner advertisements on railings at Lowergate car park' have a negative impact on the area.

- 2.3 The Memorial Hall has been a leased building for the last 16 years, but is in a poor state of repair. It is in need of investment to maintain the building and grounds, with the applicant able to finance this work.
- 2.5 The building lies within open land, which looks out upon Lowergate. It is adjoined by a large public car park, giving an open aspect to the Memorial Hall.
- 2.4 In addition to being within the Conservation Area, the Memorial Hall is deemed to be a heritage asset. The Memorial Hall adjoins/faces Buildings of Townscape Merit and Grade II listed buildings, and is within their setting. Although the United Reformed Church itself is a designated heritage asset, the Clitheroe Conservation Area Appraisal notes that it could be argued that the 20th century extension to the original building is less significant owing to its later construction, and the modern materials from which it was constructed (the report notes that red brick is not in-keeping with the character of the town). However, the Memorial Hall is a landmark on the landscape of Lowergate which is a major thoroughfare for the town, so any developments to it must be in-keeping with the period of the building and the local area in order to maintain the heritage of the surroundings.

3. Maintaining the value of the heritage asset

- 3.1 All possible steps will be taken to ensure that any work carried out to and within the building will be made with the conservation of this heritage asset at the forefront of development considerations.
- 3.2 The proposed use of the building conserves the original intention for the hall to be used for recreational purposes, giving young people a place to gather and participate in well-meaning pastimes. This proposal offers members of the community – a large proportion of whom are young people – a healthy activity that engages them and helps them develop life skills.

- 3.3 This development proposes to reinstate a wall which was removed on the previous planning application made by Victoria Lee (1996), the conditions of which were not met (due to the non-installation of a safety rail on new steps which were created).

This development will also reinstate a gate at the boundary of Lowergate – with accompanied report 'Church Renewal Project for 21st Century Ministry – Options Appraisal Summary Report' showing historical evidence of a gateway off Lowergate onto the land upon which the Memorial Hall sits. This proposal involves opening up this gateway, thereby preserving a historical feature of this site.

All works to walls will be carrying out using local building stone in-keeping with the existing stone. This use of local building stone is noted by the Conservation Area Appraisal as a way of maintaining the positive features of the heritage area.

- 3.4 The project will include the development of the small area of land which overlooks Lowergate, and which can be seen from the road and car park. Part of this plan is to maintain the current trees which are also noted by the Appraisal as enhancing the heritage area. The work will also include renovation of the land overlooking Lowergate (currently un-kempt and used by local residents as a toilet for dogs).
- 3.5 The heritage report notes that the following would have a further negative impact on the heritage area:
- Loss of architectural detail
 - Insensitive alterations to historic buildings
 - Garish commercial signs
 - Development which fails to preserve the historic character of the area

It is intended that all possible steps will be taken to avoid these negative features. Only minor alterations are to be made – the most significant of which would be a new entrance door, as detailed on the plans accompanying the application. All other work will aim to preserve the building as it was intended, with the door frame matching the existing windows and doors (e.g. painted timber door).

Any future replacement of the windows would be on a like-for-like basis in order to maintain the architectural character of the Conservation Area

- 3.6 The Appraisal notes that the '*poor state of repair and neglect of the rear of Moor Lane (facing Lowergate)*' also has a negative impact on the heritage area, and lists this as one area which could be enhanced. This project aims to make improvements to this area by carrying out long overdue maintenance and repairs to a building which has, for many years, remained largely un-touched. Repainting windows and bargeboards and structural work to secure the boundary walls will all instantly help to enhance this visual appearance of the vicinity.

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Supporting Statement

One previous application has been made relating to this building – ref. 3/1996/0574/P, by Victoria Lee trading as Lee Carter Leisure: Change of Use was granted for the building to be used as a dance studio (ground floor only) along with erection of new steps to allow access to the building from private land (owned at that time by Lee Carter Leisure) on the north west side of the site. The permission includes a restrictive condition confirming that the 'permission shall inure for personal benefit of Lee Carter Leisure in connection with the use of the premises as a dance studio', which was felt necessary despite the hall already being used for recreational purposes at both first and ground floor level.

This new application seeks to address the following areas to enable this community enhancing service to continue:

- Change of use of First Floor from recreation use to dance studio.
- New openings to the boundary wall on east elevation, and also to south elevation of building.
- Reinstatement of boundary wall and removal of steps to north west of site.

Background and support for Use of First Floor as Dance Studio

In July 2006, the lease of the Memorial Hall was taken by the dance school (initially Mary Waddington School of Dancing, changing its name to Ribble Valley Dance in August 2010). During this period, the dance school has occupied two rooms on the ground floor of the building (one within the extension 'Memorial Hall', and one within United Reformed Church), along with two small changing areas. This proposed change of use to allow Ribble Valley Dance to use the whole of the Memorial Hall (ground and first floors), would return the room currently leased within the URC to the church whilst leasing one additional room on the first floor – hence a direct relocation of the dance studio, and does not expect a significant increase in the amount of people using the dance school (i.e. no greater impact on local area).

Ribble Valley Dance currently engages a student base of around 250 members of the local community (ranging in age from 3 years to over 70 years) in dance, fitness and theatre related activities. At any one time, there are around 30 students using the site (across two studios). This service supports local initiatives to offer recreation opportunities for young people within the town centre, thereby reducing the need for them to travel to outlying areas (increasing public safety) and increasing the use of public transport in the Clitheroe area, and also supports current 'healthier lifestyle' policies. The dance school also offers employment and professional training opportunities for local dance teachers. These factors support local government initiatives.

Impact on local traffic

Approval of this application will not increase traffic or footfall to Lowergate/Strang Stee beyond the levels which have been experienced in the five years during which the dance school has been operating from this location. The site benefits from a large adjoining

RVBC car park, which is used extensively by Ribble Valley Dance staff, students and service users and additional on-street car parking on Lowergate. The dance school does not ordinarily operate at times which coincide with other local traffic-inducing events such as school drop off/collection, or church services.

There is urgency in addressing this application due to the distress to the boundary wall adjoining Lowergate, arising from poor maintenance, a lack of surface water drainage and defective drains to the area, as outlined in a structural engineers report in 2011 by H.I.M. Associates (attached). The report recommends restorative action which is conducive to the proposed development.

Consideration for the local community and the townscape

Noise attenuation will be considered and measures implemented in the construction and use of both ground and first floor. The local resident who made the sole complaint in relation to the 1996 application regarding noise attenuation has since moved from the area. Indeed no complaints regarding noise have been received in the six years during which the dance school has operated from this site.

Limited modification to the boundary walls will not exceed 1m in height, and will be constructed with stone walling to match. The new opening for steps from Lowergate is to take place at a location where there is historic evidence of a gate (hinge butts set into the stone wall and return in the wall).

The re-grading of land levels behind the wall is to be restricted to 700mm, as recommended by the structural engineer. The introduction of steps at this location will be accompanied by measures to correct the instability of the wall and to therefore protect the safety of road users and pedestrians.

Maintenance and repair of the building will be sympathetic to the historic and architectural character of the conservation area. Subsequent replacement of the windows, and repair/painting of barge boards will be on a like-for-like basis (painted timber), as with the additional door opening to the south elevation.

The closure of the existing boundary wall opening will not exceed 1m in height, and will be constructed of stone walling to match. This will restore the wall to its state prior to the implementation of the changes of the 1996 application.

Support

The Memorial Hall was initially built to offer recreation activities to the local community, and its' continued use as a dance studio is fully supported by members of the United Reformed Church.